

058.C

0001

0106.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

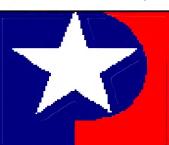
531,600 / 531,600

USE VALUE:

531,600 / 531,600

ASSESSED:

531,600 / 531,600



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 1 | | WATERMILL PL, ARLINGTON |

OWNERSHIP

Unit #: 106

Owner 1: MULLANE-ROBINSON KAREN

Owner 2: MULLANE THOMAS P

Owner 3:

Street 1: 77 HERITAGE HILL RD

Street 2:

Twn/City: WINDHAM

St/Prov: NH Cntry: Own Occ: N

Postal: 03087 Type:

PREVIOUS OWNER

Owner 1: JDJC LLC -

Owner 2: -

Street 1: 11 OSCARS WAY

Twn/City: NORTH READING

St/Prov: MA Cntry:

Postal: 01864

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1089 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R7 | APTS MED | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 6040 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|----------------|--------------------------------|------------|----------------|-------------------|-----------|
| 102 | 0.000 | 531,600 | | | 531,600 | | |
| Total Card | 0.000 | 531,600 | | | 531,600 | Entered Lot Size | |
| Total Parcel | 0.000 | 531,600 | | | 531,600 | Total Land: | |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 488.15 | /Parcel: 488.1 | Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 102 | FV | 516,900 | 0 | . | . | 516,900 | 516,900 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 483,200 | 0 | . | . | 483,200 | 483,200 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 401,800 | 0 | . | . | 401,800 | 401,800 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 374,700 | 0 | . | . | 374,700 | 374,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 374,700 | 0 | . | . | 374,700 | 374,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 339,900 | 0 | . | . | 339,900 | 339,900 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 316,400 | 0 | . | . | 316,400 | 316,400 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 316,400 | 0 | . | . | 316,400 | 316,400 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-------|
| JDJC LLC, | 56682-222 | | 4/1/2011 | Bank Sale | 283,500 | No | No | | |
| BENULIS STANLEY | 55358-199 | | 9/13/2010 | Forclosure | 257,000 | No | No | | |
| MOELLER GARY J/ | 25659-400 | | 9/15/1995 | | 150,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|---------|--------|-----|------------|----------|------------|---------|------|----------|---------|--------|
| 10/3/2017 | | | | | | | | | | Measured | DGM | D Mann |
| 5/6/2000 | | | | | | | | | | 197 | PATRIOT | |

| Sign: | VERIFICATION OF VISIT NOT DATA | _____ | _____ | _____ |
|-------|--------------------------------|-------|-------|-------|
|-------|--------------------------------|-------|-------|-------|

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

| | | | | | | | | | | | | | | | | | |
|--|-----------------|---|-----|---------------------------|-----------------|------|-----|---------------------------------------|-------------------|---------|--------------|----------------------|--------|----------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 7 | - Condo Garden | | | Full Bath: 2 | Rating: Average | | | BK; 19154 PG; 490, Building Number 1. | | | | | | | | | |
| Sty Ht: 1 | - 1 Story | | | A Bath: | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 1 | - Concrete | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 1 | - Wood | | | 1/2 Bath: | Rating: | | | | | | | | | | | | |
| Prime Wall: 8 | - Brick Veneer | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: 6 | - Stucco 10% | | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 4 | - Flat | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 4 | - Tar & Gravel | | | Kits: 1 | Rating: Average | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | |
| Color: BRICK | | | | A Kits: | Rating: | | | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | |
| View / Desir: N | - NONE | | | Frl: | Rating: | | | Other | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | |
| Grade: C | - Average | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | |
| Year Blt: 1988 | Eff Yr Blt: | | | Location: R | - Rear | | | Lvl 1 | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | Lower | | | | | | | | | |
| Jurisdict: | Fact: . | | | Floor: 1 | - 1st Floor | | | Totals | | | | RMs: 4 | BRs: 2 | Baths: 2 | HB | | |
| Const Mod: | | | | % Own: | 0.904900014 | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | 25 - 6040 | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: | STD | | | Phys Cond: GD | - Good | | | 14. % | Exterior: | No Unit | RMS | BRS | FL | | | | |
| Prim Int Wall: | 1 - Drywall | | | Functional: | | | | | Interior: | 1 | 4 | 2 | 0 | | | | |
| Sec Int Wall: | | | | Economic: | | | | | Additions: | | | | | | | | |
| Partition: | T - Typical | | | Special: | | | | | Kitchen: | | | | | | | | |
| Prim Floors: | 4 - Carpet | | | Override: | | | | | Baths: | | | | | | | | |
| Sec Floors: | | | | Total: | 14.9 % | | | | Plumbing: | | | | | | | | |
| Bsmnt Flr: 12 | - Concrete | | | CALC SUMMARY | | | | | Electric: | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 320.00 | | | | Heating: | | | | | | | | |
| Bsmnt Gar: 1 | | | | Size Adj.: 1.05096412 | | | | | General: | | | | | | | | |
| Electric: 3 | - Typical | | | Const Adj.: 0.97656715 | | | | | | | | | | | | | |
| Insulation: 2 | - Typical | | | Adj \$ / SQ: | 328.428 | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: | 45381 | | | | | | | | | | | | |
| Heat Fuel: 3 | - Electric | | | Grade Factor: | 1.00 | | | | | | | | | | | | |
| Heat Type: 6 | - Elec Base/B | | | NBHD Inf: | 1.54999995 | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | | | | LUC Factor: | 1.00 | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: | 624711 | | | | | | | | | | | | |
| % Com Wall: | % Sprinkled: | | | Depreciation: | 93082 | | | | Juris. Factor: | | Before Depr: | 509.06 | | | | | |
| | | | | Depreciated Total: | 531629 | | | | Special Features: | 0 | Val/Su Net: | 488.15 | | | | | |
| | | | | | | | | | Final Total: | 531600 | Val/Su SzAd: | 488.15 | | | | | |
| MOBILE HOME | | | | Make: | | | | Serial #: | | | | Year: | Color: | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| PARCEL ID 058.C-0001-0106.0 | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N Total Yard Items: Total Special Features: Total: | | | | | | | | | | | | | | | | | |